



CITY OF NEW ORLEANS

# BlightSTAT

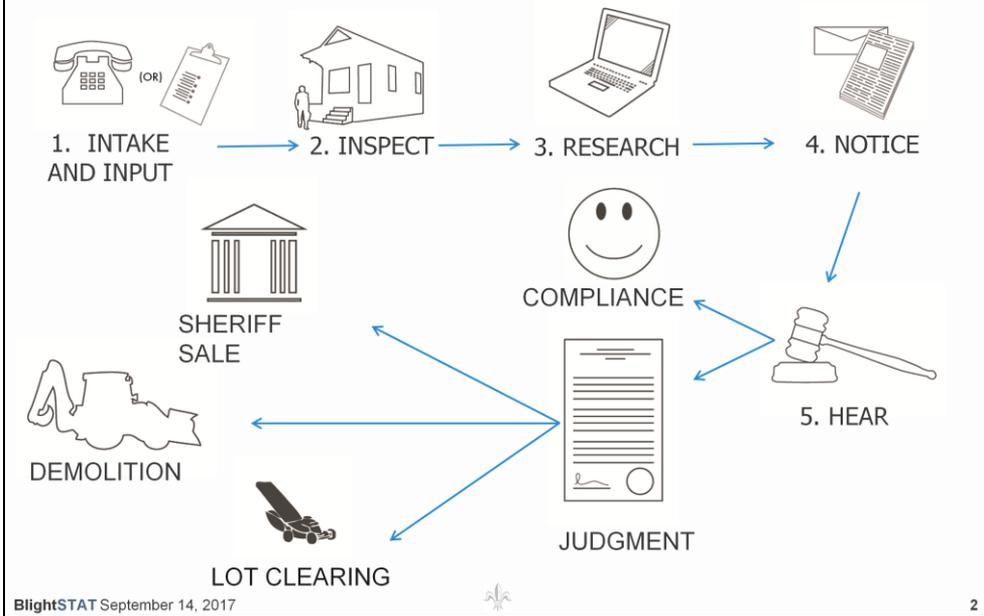
Reporting Period: August 2017

[www.nola.gov/opa](http://www.nola.gov/opa)



Office of Performance and Accountability

# Overview of the Blight Reduction Process



# Action Items

Assigned	Responsible	Action	Notes
1/12/2017	Dyer	Develop and implement mechanism for interested buyers to pay costs of title research.	<ul style="list-style-type: none"><li>Legal basis under review after consultation with City Attorney.</li></ul>
3/9/2017	Dyer	Complete hiring for additional attorneys to conduct legal reviews prior to sale.	<ul style="list-style-type: none"><li>Developing ordinance to fund positions.</li></ul>
3/9/2017	Primeaux Poche	Update abatement decision tool to prioritize sale queue.	<ul style="list-style-type: none"><li>Code Enforcement staff have been rating properties routed for sale in order to establish baseline, but a larger sample size is still needed.</li><li>OPA continues to carry out analysis of ratings data.</li></ul>





**INSPECT**



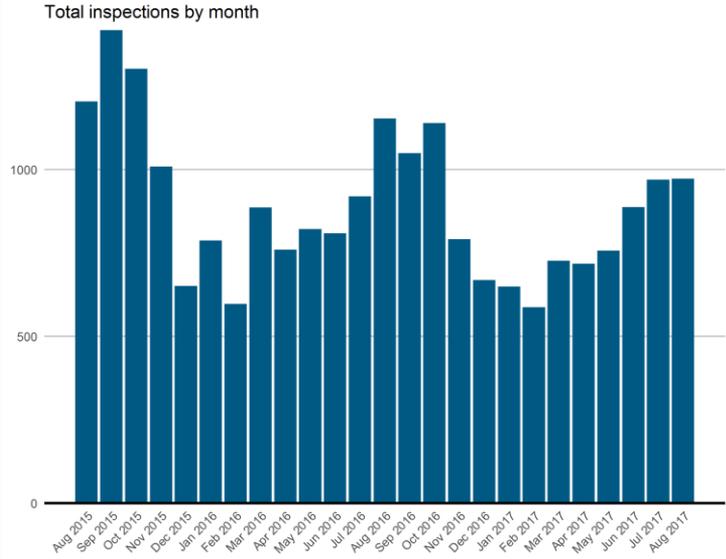
**Responsible Organization:**  
Code Enforcement

**Data Source:**  
LAMA

**Definitions:**  
*Inspection:* An evaluation of a property to determine if it is in violation of City codes. Inspections can include initial inspections, reinspections, postings of hearings, posting of judgments, and demolition inspections.

**Note:**  
Demolition inspection numbers are not captured in data.nola.gov. These come from Code Enforcement.

## Total inspections for August were the highest reported since October

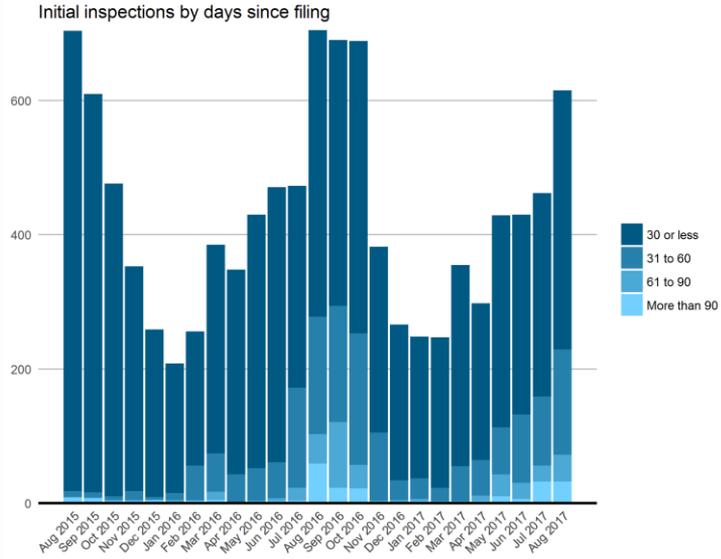


**Responsible Organization:**  
Code Enforcement

**Data Source:**  
LAMA

**Definitions:**  
*New Initial Inspection:*  
An initial inspection on a new case. New initial inspections are a subset of the initial inspections shown on the previous slide

## Initial inspections averaged 64 days with the inspection of 29 old cases; median was 28 days



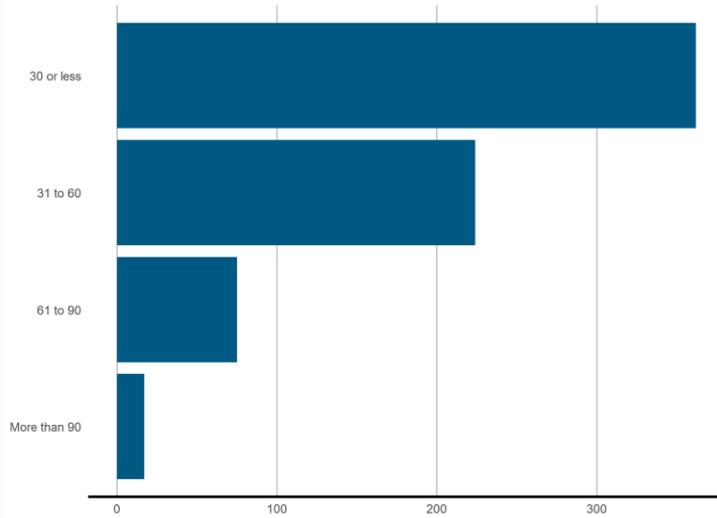
**Responsible Organization:**  
Code Enforcement

**Data Source:**  
LAMA

**Definitions:**  
*New Cases:*  
Any case that is opened after January 1<sup>st</sup>, 2013  
*New Initial Inspection:*  
An initial inspection on a new case. New initial inspections are a subset of the initial inspections shown on the previous slide  
*Queue:* The list of all new cases awaiting inspection

## About 92 initial inspections were outstanding beyond 60 days as of September 1

Open cases with no inspection by days since filing





**HEAR**

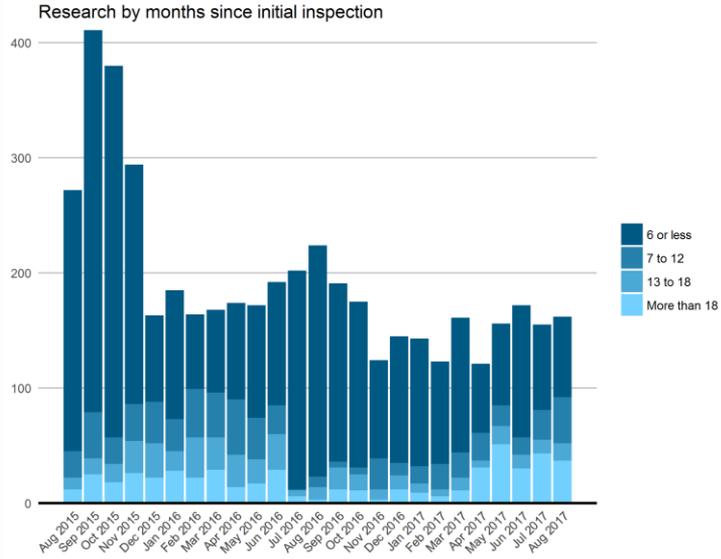


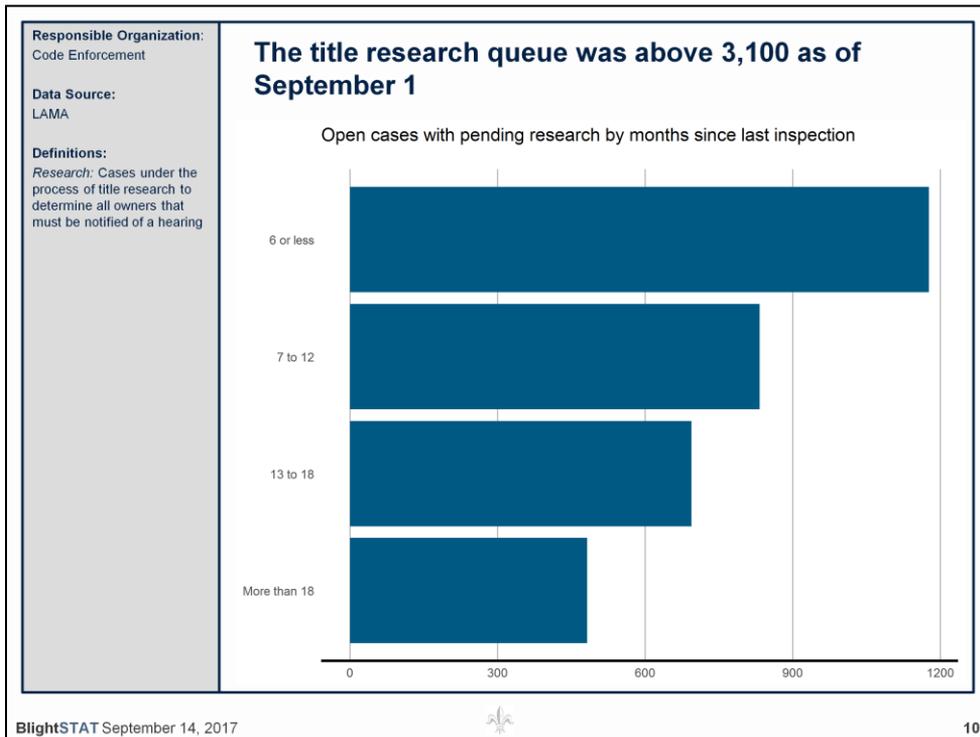
**Responsible Organization:**  
Code Enforcement

**Data Source:**  
LAMA

**Definitions:**  
*Research:* Cases under the process of title research to determine all owners that must be notified of a hearing

## Researchers continued to address a large number of older files in August

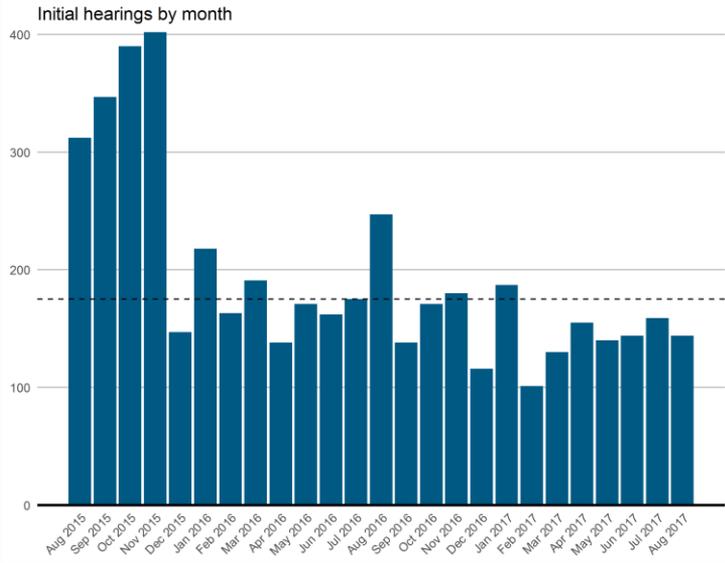




Code Enforcement continues to employ a number of strategies to deal with this backlog, including low-cost courtesy letters to property owners in the title research queue.

**Responsible Organization:**  
Code Enforcement  
**Data Source:**  
data.nola.gov  
**Definitions:**  
*Hearing:* A proceeding by an independent administrative hearings officer to determine whether or not a property is blighted.

## 144 initial hearings were held in August



**Responsible Organization:**  
Code Enforcement

**Data Source:** LAMA

**Definitions:**

*Guilty:* A hearing where the property is judged to be blighted

*Violations Abated:* A hearing where the property is judged not to be blighted (though fines from previous violations may be levied). As of June 2014, judgments of "Dismissed Abated" are counted under Violations Abated.

*Work in Progress:* A hearing where the property is not yet in compliance but the owner has proof that they are in the process of bringing it up to code

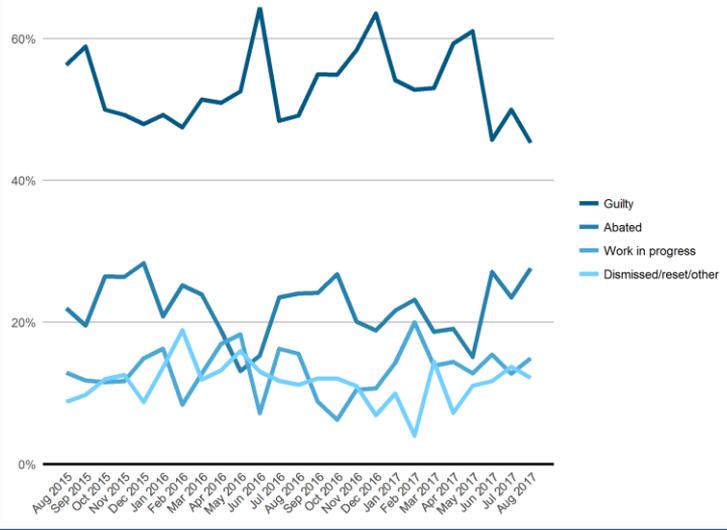
*Insufficient Notice:* A hearing where Code Enforcement did not give the property owner the necessary amount of time before the hearing, leading to the case being reset

*No Reinspection:* A hearing where Code Enforcement failed to inspect the property in sufficient time (five days), leading to the case being reset

*Other Legal Issue:* Cases reset or closed for factors beyond Code Enforcement's control. In many cases the property is in compliance.

## Guilty outcomes were at a two-year low, while abatement outcomes were ahead of 2015 and 2016

Proportion of hearing outcomes by month



**Responsible Organization:**  
Code Enforcement

**Data Source:** LAMA

**Definitions:**

*Guilty:* A hearing where the property is judged to be blighted

*Violations Abated:* A hearing where the property is judged not to be blighted (though fines from previous violations may be levied). As of June 2014, judgments of "Dismissed Abated" are counted under Violations Abated.

*Work in Progress:* A hearing where the property is not yet in compliance but the owner has proof that they are in the process of bringing it up to code

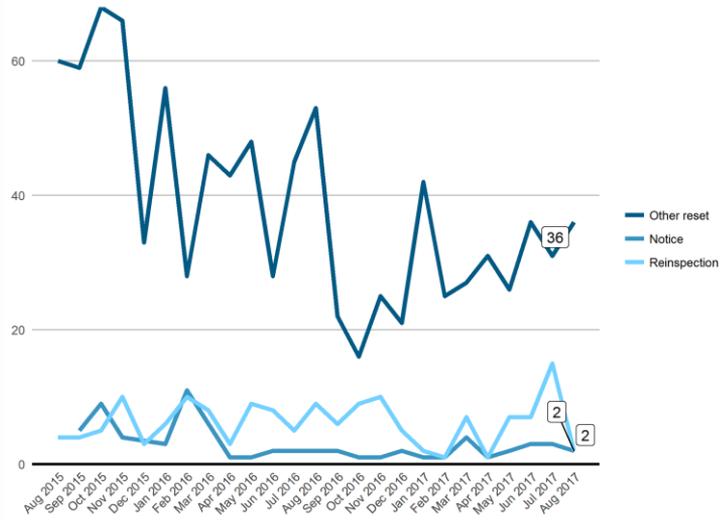
*Insufficient Notice:* A hearing where Code Enforcement did not give the property owner the necessary amount of time before the hearing, leading to the case being reset

*No Reinspection:* A hearing where Code Enforcement failed to inspect the property in sufficient time (five days), leading to the case being reset

*Other Legal Issue:* Cases reset or closed for factors beyond Code Enforcement's control. In many cases the property is in compliance.

## Staff were able to hold down the number of reinspection and notice resets during August

Hearings reset by month





**Responsible Organization:**  
Code Enforcement

**Data Source:**  
LAMA

**Definitions:**

*In Compliance:* A hearing where the property is judged not to be blighted (though fines from previous violations may be levied)

*Approved Lien Waivers:*

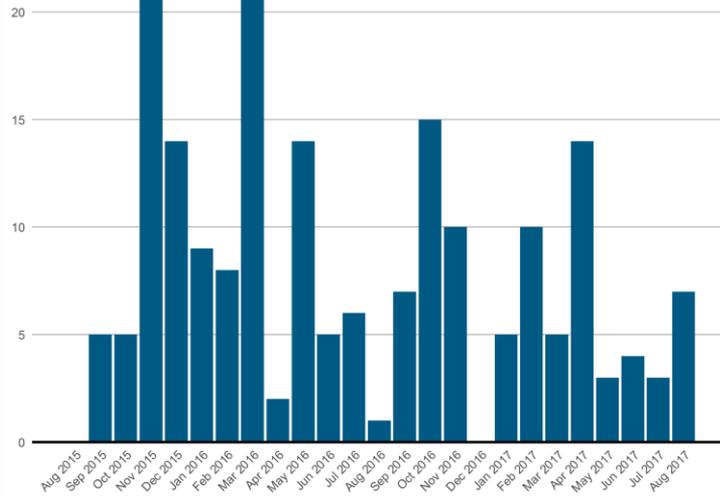
When a property is found guilty at a hearing, the City can place a lien on the property that the owner must pay. If the owner later brings the property up to code, they can file to have the lien removed.

**Note:**

Properties with a Judgment of Dismissed Abated are not counted in this measure

## 7 lien waiver applications were approved out of 18 applications

Lien waivers approved by month



**Responsible Organization:**  
Code Enforcement

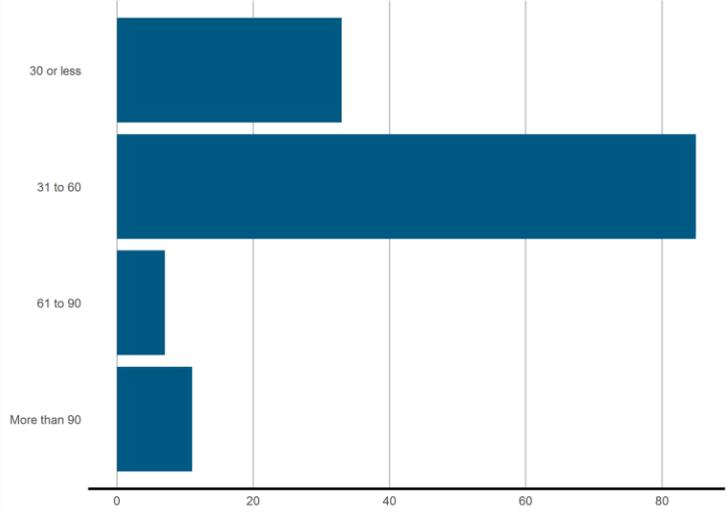
**Data Source:**  
LAMA

**Definitions:**  
*Awaiting Review:*  
Open cases with guilty judgments that have not yet been reviewed.

**Note:**  
Abatement decision event is generally triggered after lien has been added to tax bill.

## About 136 abatement decisions were pending at the end of August, down from 266 the previous month

Abatement decisions pending  
(by days since lien added to tax bill)



**Responsible Organization:**  
Code Enforcement, Law

**Data Source:**  
Law Department, Housing Unit.

**Definitions:**  
*Code Lien Foreclosure/Sheriff's Sale:*  
Once a property is judged guilty of blight the city begins placing liens against the property which the City can then foreclose on as the creditor. If the property owner does not pay these fines and abate the code violations, the foreclosure proceeds as a Sheriff's sale where the Orleans Parish Sheriff's Office sells the property at a public auction.

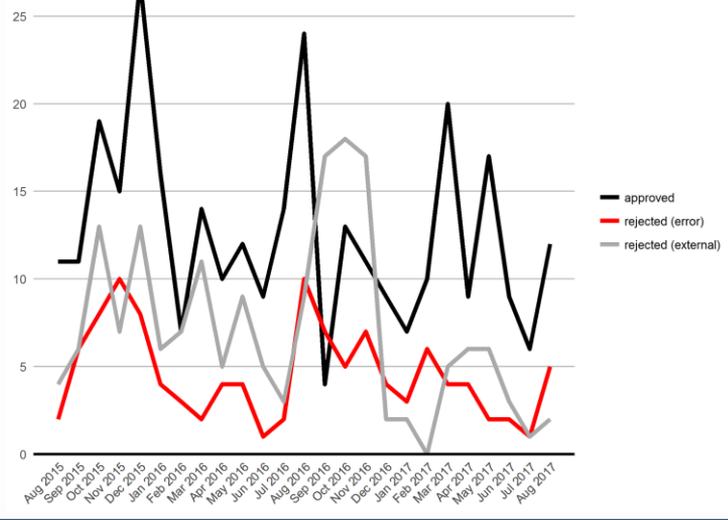
*Accepted Files:*  
All cases that are filed successfully, with no legal issues.

*Title Research:*  
Cases that are not accepted because of errors involving ownership identification. *Procedural Deficiency:*  
Cases that are not accepted because of errors made during administrative adjudication. These errors include insufficient notice of hearing, insufficient notice of judgment, improper form of notice, improper form of judgment, and any other substantial errors that occur during the administrative adjudication process.

*External Factors:*  
Cases that are not accepted for reasons beyond the control of the Law Department, such as the property owner paying their lien.

## 12 properties were approved for sale, with 5 errors identified

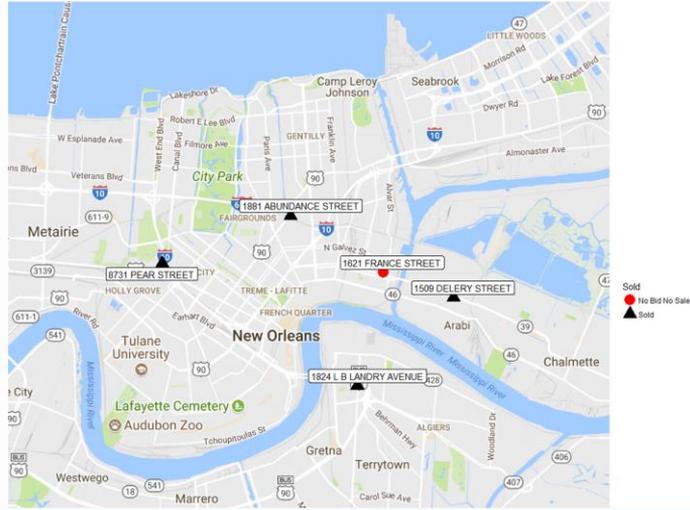
Sale review outcomes by month



**Responsible Organization:**  
Code Enforcement  
**Data Source:**  
Law Department, Housing Unit  
**Definitions:**  
*Code Lien Foreclosure/Sheriff's Sale:*

Once a property is judged guilty of blight the city begins placing liens against the property which the city can then foreclose on as the creditor, commonly called a code lien foreclosure. If the property owner does not pay these fines and abate the code violations, the foreclosure proceeds as a Sheriff's sale where the Orleans Parish Sheriff's Office sells the property at a public auction.

## 4 properties across the city sold in August, with 57 total sales at auction completed in 2017



**Responsible Organization:**  
Code Enforcement

**Data Source:**  
Law Department, Housing Unit

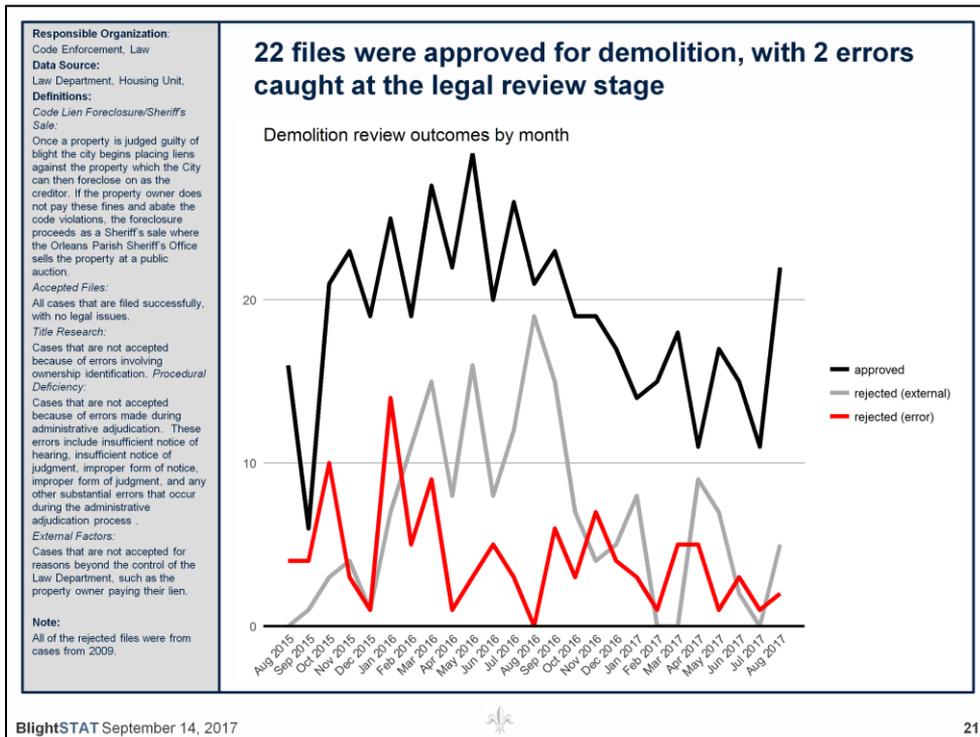
**Definitions:**  
*Code Lien Foreclosure/Sheriff's Sale:*

Once a property is judged guilty of blight the city begins placing liens against the property which the city can then foreclose on as the creditor, commonly called a code lien foreclosure. If the property owner does not pay these fines and abate the code violations, the foreclosure proceeds as a Sheriff's sale where the Orleans Parish Sheriff's Office sells the property at a public auction.

## Average price at auction was approximately \$12,000

Property Address	Sale Amount	Sale Date	Sale Status
8731 PEAR STREET	27,600	8/31/2017	Sold
1881 ABUNDANCE STREET	18,200	8/17/2017	Sold
1824 L.B. LANDRY AVENUE	6,667	8/17/2017	Sold
1509 DELERY STREET	6,000	8/24/2017	Sold
1621 FRANCE STREET	0	8/24/2017	No Bid No Sale



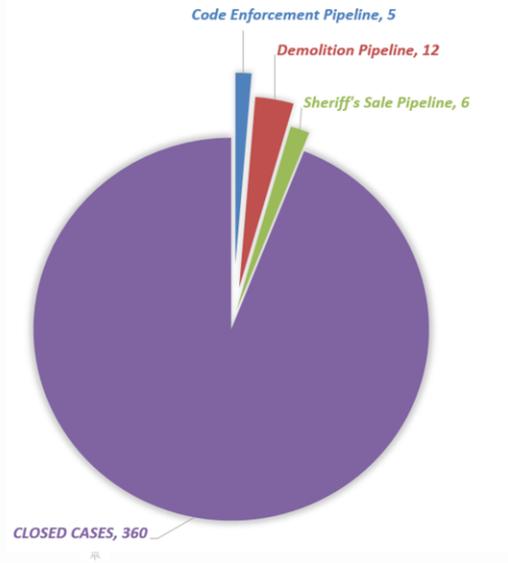


One attorney continues to handle substantially all demolition legal reviews.

# PHASE III

Status of the 383 cases Conditionally Approved for FEMA Funded Demolition...

PROPERTIES DEMOLISHED / CLEARED	
2514.252	Galvez St
3124	N Johnson St
5013	Cartier St
UPCOMING SHERIFF'S SALE	
2537	Frenchmen St
2517.252	Banks St
2500	Clouet St



BlightSTAT September 14, 2017

## Code Enforcement has reached an abatement strategy or is awaiting abatement on eight priority commercial properties

Stage	Address	Description	Status	Owner
Abatement Strategy Reached	2800 Sullen Pl	6401-6403 General Meyer	<b>SALE OF PROPERTY ON HOLD SINCE THE OWNER HAS FILED BANKRUPTCY.</b> For updated information inquire with the Sheriff's Office website using case number 2017-5215.	
	3010 Sandra Dr	Crescent City Gates	<b>Property sold on 9/7/2017 for \$285,000.00. Recordation of Sheriff's Deed pending.</b> For updated information inquire with the Sheriff's Office website using case number 2015-11285.	Crescent City Gates Fund LP
	8500 Lake Forest Blvd	Abandoned Gas Station	<b>Current Status: We are exploring setting the property for sale again if the balance is not paid.</b> Prior Status: Property sold at second sale on 6/29/2017 for \$35,000.00. Recordation of deed pending.	Sterling McKeithen et al
	6701 I-10 W Service Rd	30 I-10 Service Rd	<b>SALE OF PROPERTY ON HOLD SINCE THE OWNER HAS FILED BANKRUPTCY.</b> For updated information inquire with the Sheriff's Office website using case number 2017-2748.	Stephen A Uwaezuoke
Awaiting Abatement	4402 Reynes Blvd	Haydel Heights Apartments	<b>Current Status: Hearing pending 10/10/2017. Inspections also to be scheduled on other sites.</b> Previous Status: Renovation agreement signed (which included 6800 Cindy, 6801 Cindy, 10141 Curran, 6700 Cindy, & 6701 Cindy)---CEHB monitoring.	Grace Park Townhome Apartments, LLC
	6880 Parc Brittany Blvd	Brittany Court Condominiums	Working on researching this property in order to get an actionable judgment. Once we have that judgment we will decide on abatement options.	Otis Lain et al
	12001 I-10 Service Rd	La Quinta Inn	<b>Lien foreclosure case will be filed in September 2017 property is being reinspected and prepped for the case.</b>	Bullard Mall LLC



## Eight priority commercial properties are currently being monitored by Code Enforcement

Stage	Address	Description	Status	Owner
Code Enforcement monitoring	609 Jackson Ave	Formerly a hospital	<b>Current Status: Property will be inspected for work in progress and debris maintenance in October 2017.</b> Prior Status: Code Enforcement Hearing took place June 26, 2017 and the code enforcement lien was paid.	609 Jackson LLC
	1008 Jourdan Ave	Former school building (TJ Semmes Elementary School) in Holy Cross	<b>Property Sold at auction on 4/27/2017 for \$675,00.00.</b> Recordation of the sheriff's deed will likely occur in October 2017.	NINTH WARD HOUSING DEVELOPMENT CORP
	2616 S. Claiborne Ave	Cornerstone Homes	<b>Renovation agreement signed September 2017</b> ---CEHB monitoring.	Greater New Orleans Rehabilitation Corp
	6324 Chef Menteur Blvd	Old Hotel by I-10	<b>Current Status: Permits pulled 9/2017. Property will be inspected for work in progress and debris maintenance in October 2017.</b> Previous Status: Property sold on 10/20/2016 for \$186,666.67. Sheriff Deed recorded on 3/29/2017. Sold again post Sheriff Sale on 6/15/2017 to experienced developer.	6400 Chef Menteur LLC
	6700 Plaza		<b>Current Status: Property will be inspected for work in progress and debris maintenance either in September or October 2017.</b> Prior status: Pictures submitted showing clean up of the exterior of the site will keep in touch to get progress of sale or rehab from the owner. Current inspection is pending.	6700 Plaza Drive LLC
	6800 Plaza	Medical Facility	<b>Current Status: Property will be inspected for work in progress and debris maintenance either in September or October 2017.</b> Previous Status: Property received guilty judgment on 11/10/2016. Lien Paid. Daily Fines Waived after pictures submitted by the owners to demonstrate that the violations were remediated.	Oschner Clinic Foundation
	10101 Lake Forest Blvd	Forest Towers East Apartment Building near Bullard	<b>Current status: Property will be inspected for work in progress and debris maintenance either in September or October 2017.</b> Prior Status: Renovation agreement signed---CEHB monitoring.	Lake Forest Tower LLC
	10112 Plainfield Dr	Large empty lot near Read I-10 Exit	<b>Current status: Property will be inspected for work in progress and debris maintenance either in September or October 2017.</b> Prior Status: Last CE case paid. CEHB Monitoring.	J C BERN-MAS INVESTMENTS LLC



## An additional two properties are currently in litigation

Address	Description	Case information	Owner
5300 Franklin Ave	5300 Franklin Ave	38884 Dreux (hold includes 5324 Franklin Ave, 5332 Franklin adjacent vacant lots.)	<b>Owner is appealing the Code Enforcement judgment.</b> A court date has not been set. For updated information inquire with the Clerk of Court using case number 2015-02889
5328 Franklin Ave	5328 Franklin Ave	Vasquez Building (DMK) hold includes 3 Dreux Avenue and 5332 Franklin Ave adjacent vacant lots.	<b>Owner is appealing the Code Enforcement judgment.</b> A court date has not been set. For updated information inquire with the Clerk of Court using case number 2015-02888



# REINVESTMENT



# NORA – September 2017 - Housing

Affordable Housing Programs Administered by NORA as of 09/01/2017

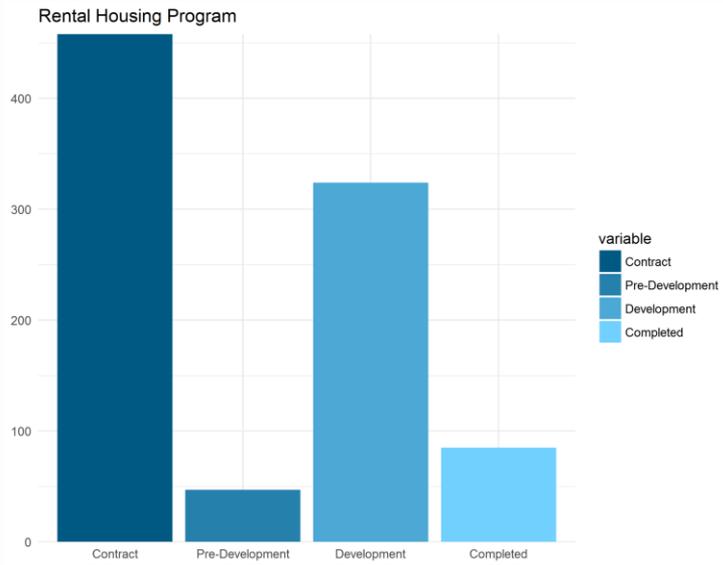
Project Name	# Completed Projects	# Sold to New Resident (Δ)	# For Sale/Rent	# Construction Complete (Δ)	Under Construction	# Sold to Developer (Δ)	Option to Purchase	# Purchase Agreement Signed (Δ)	Pre-Development	Total Number of Parcels
Lower 9 Ward Development Initiative	1	0	0	0	4	0	3	0	167	0
Residential Construction Lending, 2	32	3	6	3	13	0	5	0	20	0
Residential Construction Lending, 3	0	0	0	0	3	3	0	0	6	0
Orleans Housing Investment Program	0	0	0	0	0	0	0	0	36	0
<b>Total</b>	<b>33</b>	<b>3</b>	<b>6</b>	<b>3</b>	<b>20</b>	<b>3</b>	<b>8</b>	<b>0</b>	<b>229</b>	<b>0</b>

- 3 new projects rented or sold
- 3 new projects with a construction completed
- 3 new projects under construction



**Responsible Organization:**  
Office of Community  
Development (OCD)  
**Data Source:**  
OCD  
**Definitions:**  
*Rental Housing Program:*  
This program provides quality,  
affordable rental housing for  
low-income families

## 39 rental units were completed in August, bringing the 2017 total to 85



**Responsible Organization:**

Office of Community  
Development (OCD)

**Data Source:**

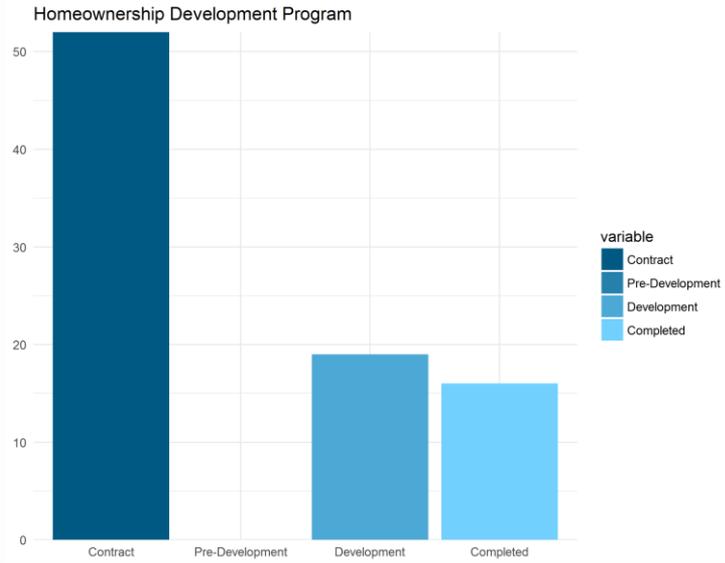
OCD

**Definitions:**

*Homeownership Development  
Program:*

This program allows  
development organizations to  
apply for HOME funds to  
subsidize the cost of  
construction, land acquisition  
and down payment assistance  
that will produce an affordable  
home for a low-income family

## With the inclusion of Soft Second mortgage figures, 2017 total for homeownership projects is at 16 units



**Responsible Organization:**  
Office of Community  
Development (OCD)  
**Data Source:**  
OCD  
**Definitions:**  
*Owner-Occupied Rehabilitation  
Program:* This program provides  
financial assistance to low  
income homeowners to repair  
their residences, while bringing  
them up to code and reducing  
blight.

## Five substantial rehabilitations and two home modifications were completed in August

Owner-Occupied Rehabilitation Program

